

Courtesy Of David Lofthaug Of Bode

## **\$656,145 - 81 Catria Point(e), Sherwood Park**

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MLS® #E4457951

**\$656,145**

4 Bedroom, 3.00 Bathroom, 2,293 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

A stunning open to above plan with soaring high ceiling height in the great room offers optimal lighting and a spacious feel throughout. Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mud room for added practicality. Cabinets to the ceiling with soft-close drawers and doors for seamless storage. Upgraded quartz countertops throughout. Two Storey Electric fire and ice linear fireplace in the great room with timer & color control. Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. Large second floor laundry includes convenient shelves.

Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. Main bathroom comes with fully tiled bathtub. Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video door and smart keyless lock with touch screen. Photos representative.

Built in 2025

### **Essential Information**

MLS® #	E4457951
Price	\$656,145
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage 2,293  
Acres 0.00  
Year Built 2025  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 81 Catria Point(e)  
Area Sherwood Park  
Subdivision Cambrian  
City Sherwood Park  
County ALBERTA  
Province AB  
Postal Code T8H 2B8

### Amenities

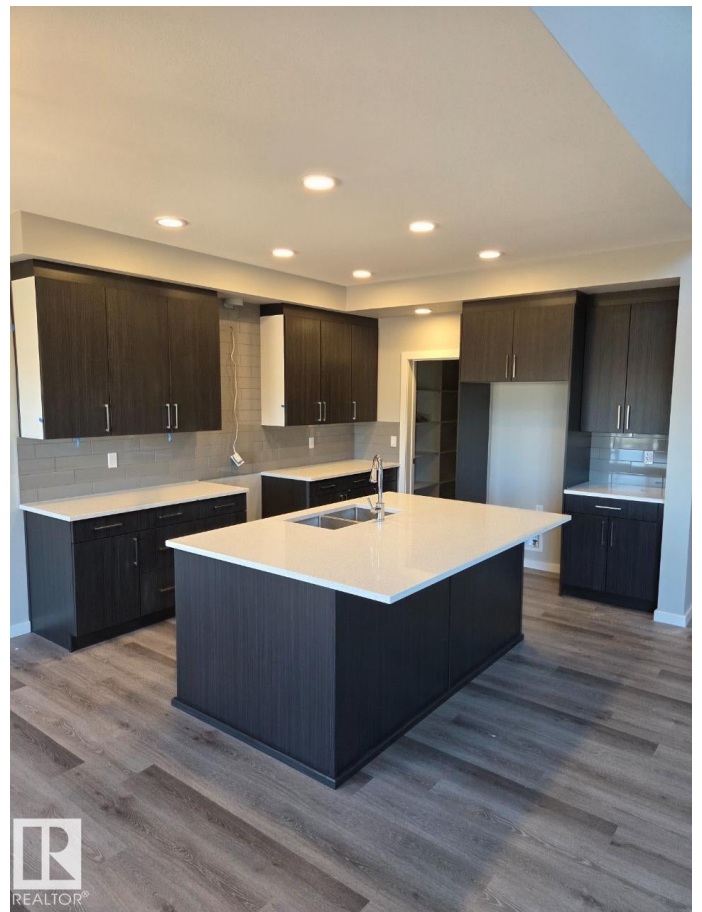
Amenities Ceiling 9 ft., Closet Organizer, Dishwasher, Flw/Dual Flush Toilet, See Remarks  
Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Hot Water, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Level Land, Park/Reserve, Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl



Foundation Concrete Perimeter

**Additional Information**

Date Listed September 16th, 2025

Days on Market 16

Zoning Zone 25

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Listing information last updated on October 1st, 2025 at 11:32pm MDT